040.0	0006	0014.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,600 /	857,600
					USE VALUE:	857,600 /	857,600
					ASSESSED:	857,600 /	857,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71	-73	ALLEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PRECIADO EDGARD M & CLARA
Owner 2:	
Owner 3:	
Street 1:	71-73 ALLEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PRECIADO EDGARD M--ETAL -
Owner 2:	PRECIADO CONCEPCION -
Street 1:	71-73 ALLEN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,286 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Wood Shingle Exterior and 2277 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5286.000	389,600	5,100	462,900	857,600
Total Card	0.121	389,600	5,100	462,900	857,600
Total Parcel	0.121	389,600	5,100	462,900	857,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.64 | /Parcel: 376.6

Legal Description

User Acct 27401

GIS Ref

GIS Ref

Insp Date 04/08/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 040.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	389,800	5100	5,286.	462,900	857,800	857,800	Year End Roll	12/18/2019
2019	104	FV	304,800	5100	5,286.	491,800	801,700	801,700	Year End Roll	1/3/2019
2018	104	FV	304,800	5100	5,286.	358,700	668,600	668,600	Year End Roll	12/20/2017
2017	104	FV	285,900	5100	5,286.	312,400	603,400	603,400	Year End Roll	1/3/2017
2016	104	FV	285,900	5100	5,286.	266,100	557,100	557,100	Year End	1/4/2016
2015	104	FV	254,900	5100	5,286.	260,400	520,400	520,400	Year End Roll	12/11/2014
2014	104	FV	254,900	5100	5,286.	214,100	474,100	474,100	Year End Roll	12/16/2013
2013	104	FV	265,200	5100	5,286.	203,700	474,000	474,000		12/13/2012

!3361!

PRINT

Date	Time
12/10/20	18:38:11

LAST REV

Date	Time
09/17/19	09:59:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3361

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRECIADO EDGARD	73131-93	1	8/19/2019	Convenience	1	No	No		
	15822-509		10/1/1984		146,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/28/2006	319	Porch	21,000			G7	GR FY07	TO REPLACE EXISTG
3/30/2006	220	Re-Roof	7,200					

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2014	Meas/Inspect	PC	PHIL C
4/22/2009	Measured	372	PATRIOT
3/6/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27401
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5286		Sq. Ft.	Site		0	80.	1.09	1									462,863						462,900	

Total AC/HA:	0.12135	Total SF/SM:	5286	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	462,863	Spl Credit		Total:	462,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	brown		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.16877460
Const Adj.:	0.98000199
Adj $ / SQ:	194.718
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	604998
Depreciation:	215379
Depreciated Total:	389618

COMMENTS

WIP=RESIDE EFP 04-22-2009.. RECHK SIDING & PHYS COND IN 07-2009..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

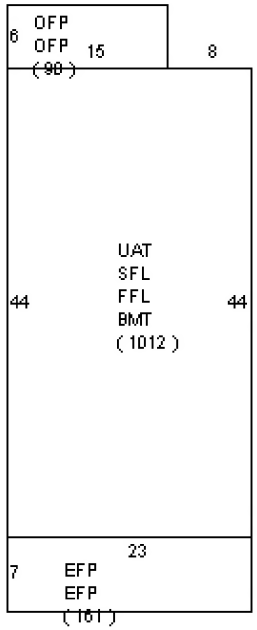
No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.72
Special Features:	0	Val/Su Net:	102.77
Final Total:	389600	Val/Su SzAd	192.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,012	58.420	59,116
FFL	First Floor	1,012	194.720	197,055
SFL	Second Floor	1,012	194.720	197,055
EFP	Enclos Porch	322	34.970	11,259
UAT	Upper Attic	253	136.300	34,485
OFP	Open Porch	180	25.150	4,528

Net Sketched Area:	3,791			Total:	503,498
Size Ad	2024	Gross Are	4550	FinArea	2277

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100